

164.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

APPRAISED:

1,004,100 / 1,004,100

USE VALUE:

1,004,100 / 1,004,100

ASSESSED:

1,004,100 / 1,004,100

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
1-1A		HARVARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MACONE ADELAIDE A	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 294 LOWELL ST	
Street 2:	

Twn/City: LEXINGTON	St/Prov: MA	Cntry	Own Occ: N
	Postal: 02420		Type:

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION			
This parcel contains .146 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6367	Sq. Ft.	Site			0	70.	0.91	8			Topo	-5					406,321							406,300

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	6367.000	592,400	5,400	406,300	1,004,100	

Total Card	0.146	592,400	5,400	406,300	1,004,100	Entered Lot Size
Total Parcel	0.146	592,400	5,400	406,300	1,004,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	293.60	/Parcel: 293.60	Land Unit Type:

Parcel ID: 164.0-0002-0011.0

!12703!

PRINT

Date

Time

12/30/21

15:25:14

LAST REV

Date

Time

08/26/21

18:15:15

jorourke

12703

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTO ANN	74316-597	1	3/19/2020	Convenience	99	No	No	Ann Vento (remainder) grants to Ann Vento & D	
MACOME FRANSICO	53136-323		7/2/2009	Family	99	No	No		
	9857-164		1/1/1901	Family		No	No	N	

BUILDING PERMITS																		
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
8/26/2021	USPS								JO	Jenny O								
7/27/2018	MEAS&NOTICE								HS	Hanne S								
12/17/2008	Measured								345	PATRIOT								
12/16/1999	Mailer Sent																	
12/3/1999	Measured								267	PATRIOT								
1/1/1982									PS									

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good									30										
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																				
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:																				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	4 - Vinyl			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	2 - Hip			OTHER FEATURES				RESIDENTIAL GRID																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid	Desc:	Line 1	# Units	2														
Color:	GREEN			A Kits:		Rating:																				
View / Desir:				Frl:		Rating:																				
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1915	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:		Fact: .		Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION								REMODELING														
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN													
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	2	5	2															
Sec Int Wall:		%		Economic:			%	Additions:																		
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	3 - Hardwood			Override:			%	Baths:																		
Sec Floors:	4 - Carpet	50 %		Total:	18.6	%		Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								Electric:														
Subfloor:				Basic \$ / SQ:	180.00	COMPARABLE SALES								Heating:												
Bsmnt Gar:				Size Adj.:	1.066666660	Rate	Parcel ID	Typ	Date	Sale Price			General:													
Electric:	3 - Typical			Const Adj.:	0.98490196								Totals	2	10	4										
Insulation:	2 - Typical			Adj \$ / SQ:	189.101																					
Int vs Ext:	S			Other Features:	111500																					
Heat Fuel:	2 - Gas			Grade Factor:	1.00																					
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																					
# Heat Sys:	2			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:		Adj Total:	727818																					
% Com Wal		% Sprinkled		Depreciation:	135374																					
				Deprecated Total:	592444																					
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																		
Make:				Juris. Factor:				Before Depr:	189.10																	
Model:				Special Features:	0			Val/Su Net:	143.09																	
Serial #:				Final Total:	592400			Val/Su SzAd	235.08																	
Year:																										
Color:																										
SPEC FEATURES/YARD ITEMS																PARCEL ID 164.0-0002-0011.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1 19X19		A	AV	1915	21.93	T	40	104			4,700		4,700									
19	Patio	D	Y	1 18X18		A	AV	1970	3.41	T	39.2	104			700		700									
More: N				Total Yard Items:				5,400	Total Special Features:								Total:	5,400								